



### TO LET

City Centre Office Suite  
1175 sq ft (109.16 sq m)

- Ground Floor Self Contained Suite
- Rent Not Subject to VAT
- Grade II\* Listed Building
- Cellular Layout

## St Edmunds Church Street, Salisbury

24 St Edmunds Church Street, Salisbury, SP1 1EF

## LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

The property is situated within the eastern chequers of the City Centre, within easy walking distance of the Market Square. There is parking close by in Salt Lane and Culver Street.

## DESCRIPTION

The premises comprise a ground floor office suite and is part of a historic Listed Building. The accommodation provides a number of individual offices, together with kitchen and cloakroom facilities. The offices have strip lighting, fitted carpets and central heating.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

## ACCOMMODATION

Ground Floor		
Offices	<b>1131 sq ft</b>	(105.07 sq m)
Kitchen	<b>44 sq ft</b>	( 4.09 sq m)
WC		
<b>Total</b>	<b>1175 sq ft</b>	<b>(109.16 sq m)</b>

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews

## RENT

£9,500 per annum exclusive.

## VAT

VAT is not payable on the rent.

## BUSINESS RATES

Rateable Value: £10,750.\*

Rates payable for year ending 31/03/26:  
£5,364.25.\*\*

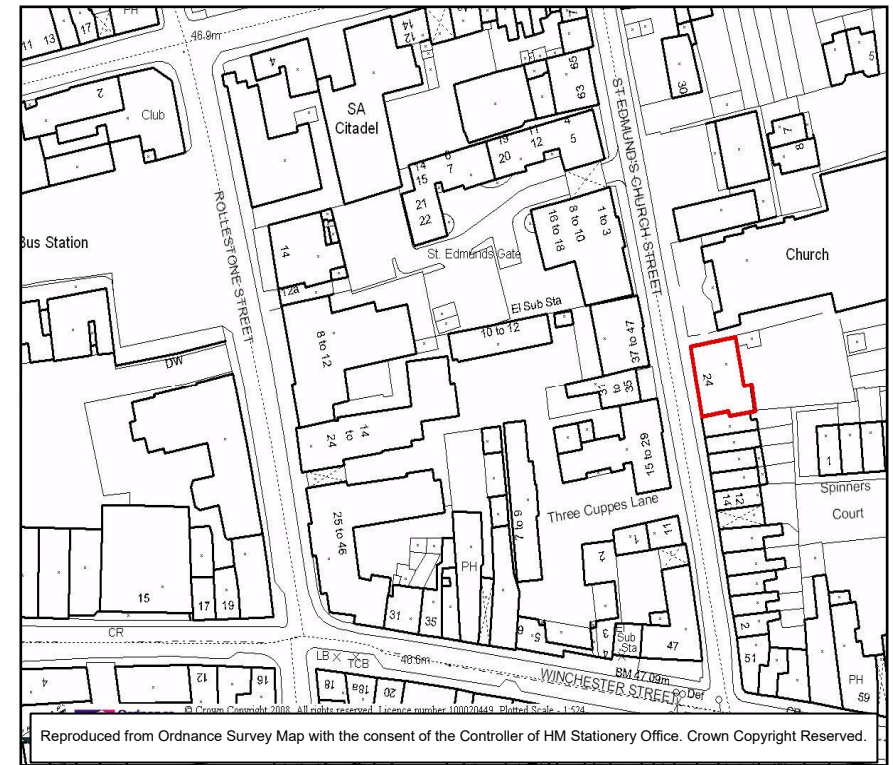
\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



## ENERGY PERFORMANCE

The property has an EPC rating of C75.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/18778

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**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

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